STATE OF COLORADO } ss COUNTY OF ELBERT }

At a regular meeting of the Board of County Commissioners for Elbert County, State of Colorado, held at the Elbert County Fairgrounds in Kiowa on Wednesday, the 22nd day of July, 2020, there were present:

Christopher Richardson
Grant Thayer
Vice Chair
Rick Pettitt
Commissioner
Amanda Moore
Clerk to the Board

When the following proceedings, among others were had and done, to wit:

APPROVE RESOLUTION 20-15

<u>SU-19-0047 RUNNING CREEK MANOR</u>. A REQUEST TO ALLOW CONTINUED USE OF A WEDDING AND EVENT VENUE LOCATED ON APPROXIMATELY 10 ACRES OF AN 81.59-ACRE PROPERTY 7 MILES NORTH OF ELIZABETH.

WHEREAS, the applicant, Connie Nelson, as the property owner of 4739 County Road 166, has submitted an application (Case No. SU-19-0047) requesting approval of a Special Use By Review; and

WHEREAS, the proposed project is located in the Southeast part of Section 5, Township 7, Range 64 West of the 6th Principal Meridian in Elbert County; and

WHEREAS, the Community and Development Services Department and the Planning Commission made the following Findings related to the applications:

SU-19-0047 RUNNING CREEK MANOR

- 1. The proposal is in general conformance with the Elbert County Comprehensive Plan; and
- 2. The proposal meets the criteria for approval in the Elbert County Zoning Regulations; and
- 3. Elbert County Subdivision Regulations are not applicable to this Rezone; and
- The proposed land use is compatible with existing and allowable land uses in the surrounding area;
- 5. The proposed land use will not result in significant impact to the health, safety, and welfare of the residents and landowners of the surrounding area,

WHEREAS, on July 7, 2020, the Planning Commission held a public hearing on this application. At the hearing there were presentations by CDS staff and public comment was

solicited. (On a vote of 5 to 0 for SU-19-0047, the Planning Commission is forwarding their recommendations to the Board of County Commissioners for their consideration; and)

WHEREAS, the Board of County Commissioners, having found that this hearing was properly noticed, and having reviewed the recommendations of the Planning Commission, and having reviewed the documentation of the applicant, and having listened to all public comment, and being fully advised in the premise.

BE IT THEREFORE RESOLVED, the Board of County Commissioners does hereby approve SU-19-0047 RUNNING CREEK MANOR SPECIAL USE BY REVIEW with conditions of approval to include:

- 1. The applicant will be required to remove the Public Hearing sign within seven (7) days of approval by the Board of County Commissioners; and
- 2. The Rezone shall not become effective until all fees are paid, conditions of approval are met, and the Special Use By Review Exhibit is recorded; and
- 3. Recordation of all appropriate documentation to occur within 180 days of Board of County Commissioners' approval; and
- 4. A traffic letter will be supplied to Elbert County Road & Bridge, and applicant to ensure access drive meets county standards; and
- 5. All comments from Elizabeth Fire Protection District must be satisfied prior to continuation of any additional events following Board approval.
- 6. A court approved well augmentation plan must be obtained prior to project recordation following Board approval.

Upon a motion duly made and seconded, the foregoing resolution was adopted by the following vote:

CHRISTOPHER RICHARDSON

GRANT THAYER

RICK PETTITT

ATTEST:

AMANDA MOORE

DEPUTY COUNTY CLERK

Deputy Clerk to the Board